092.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	607,100 / 607,100
					USE VALUE:	607,100 / 607,100
					ASSESSED:	607,100 / 607,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		FABYAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MELBY ELIZABETH
Owner 2:	BAILEY ADAM
Owner 3:	
Street 1:	16 FABYAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WHITNEY JEANNE T ETAL/TRUSTEES -
Owner 2:	JEANNE T WHITNEY REVOCABLE -
Street 1:	C/O JANET DESHLER
Twn/City:	PEPPERELL
St/Prov:	MA Cntry:
Postal:	01463

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1713 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	218,600		388,500	607,100
Total Card	0.103	218,600		388,500	607,100
Total Parcel	0.103	218,600		388,500	607,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.41 | /Parcel: 354.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 59180

GIS Ref

GIS Ref

Insp Date 10/29/18

!7478!

PREVIOUS ASSESSMENT

Parcel ID 092.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	218,700	0	4,500.	388,500	607,200	607,200	Year End Roll	12/18/2019
2019	101	FV	196,800	0	4,500.	394,100	590,900	590,900	Year End Roll	1/3/2019
2018	101	FV	196,800	0	4,500.	294,100	490,900	490,900	Year End Roll	12/20/2017
2017	101	FV	196,800	0	4,500.	266,400	463,200	463,200	Year End Roll	1/3/2017
2016	101	FV	196,800	0	4,500.	255,300	452,100	452,100	Year End	1/4/2016
2015	101	FV	184,300	0	4,500.	216,500	400,800	400,800	Year End Roll	12/11/2014
2014	101	FV	184,300	0	4,500.	205,400	389,700	389,700	Year End Roll	12/16/2013
2013	101	FV	184,300	0	4,500.	195,400	379,700	379,700		12/13/2012

PRINT

Date	Time
12/10/20	22:06:37

LAST REV

Date	Time
01/23/20	10:21:53

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7478

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITNEY JEANNE	73812-423	1	12/12/2019	Mult Lots	662,000	No	No		
WHITNEY JEANNE	66676-192		1/15/2016	Convenience	1	No	No		
	7541-410		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	59180
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/23/2003	600	Re-Roof	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
1/23/2020	SQ Mailed	JO	Jenny O
10/29/2018	MEAS&NOTICE	BS	Barbara S
12/3/2008	Meas/Inspect	336	PATRIOT
3/13/2000	Inspected	276	PATRIOT
2/26/2000	Mailer Sent		
1/26/2000	Measured	276	PATRIOT
8/4/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	5									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99643499
Adj $ / SQ:	141.245
Other Features:	64500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	297062
Depreciation:	78424
Depreciated Total:	218638

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

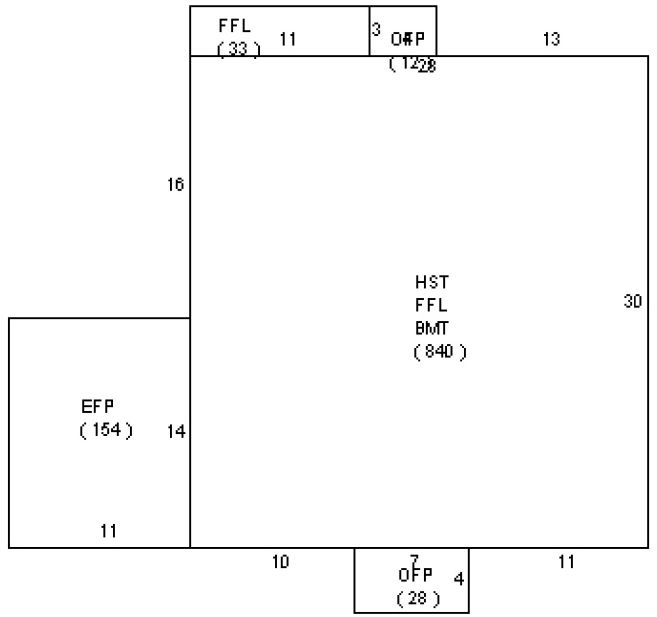
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.24
Special Features:	0	Val/Su Net:	93.94
Final Total:	218600	Val/Su SzAd	169.06

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	873	141.240	123,307
BMT	Basement	840	49.150	41,289
HST	Half Story	420	141.240	59,323
EFP	Enclos Porch	154	44.740	6,890
OFP	Open Porch	40	43.840	1,754

Net Sketched Area:	2,327			Total:	232,563
Size Ad	1293	Gross Are	2747	FinArea	1713

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

092.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	